



Jerdon Real Estate, Inc.

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PRICE: \$349,900.

LOCATION:

UPPER REYNOLDS LAKEFRONT

Address : 59616 46th Street, Lawrence MI 49064
Approx Sq Ft : 2,352 (O.D.)(Includes 980 SF in finished walkout)
Lot Size : 110' on lake & road by 240/270' deep.
Taxes : 2013 \$4,445 (Homestead) w/2014 SEV might be \$6,036 OR \$9,184+/- (Non-Homstd)
 *estimate only not guaranteed
Tax ID# : 80-13-013-051-00 (Lawrence Twp)
Lake Size : 123 Combined acres
School District: Lawrence
Roof : Shingles (2004)
Elec Service : 200 amp
Construction : Frame
Heat : Nat gas hot water
Possession : 30 Days after close
Water Heater : 40 gallon gas
Sewer : Septic type

Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Dry wall/panel
Bsmnt: 70% Walkout
Water: 3" well/jet pump

Built : 1970s +/-
1st Bedroom : 12 ½ x 13'
2nd Bedroom : 12 x 12 ½' (Lower level)
3rd Bedroom : 11 x 12' (Lower level)
Bath : Full Tub/shower
Bath : Full Shower (Lower Level)
Living Room : 14 x 23 ½'
Kitchen : 9 ½ x 13'
Brkfrst Nook : 8 x 9'
Dining Room : 10 ½ x 12'
Family Room : 12 x 14'
Rec Room : 13 x 18 ½' (Lower Level)
Fireplace : (2) Brick wood burning, both levels
Deck : 10 x 51
Patio : 10 x 51 (Lower level)
Garage : 2-Car detached 24 x 28
Shed : 10 x 14' (electric)

REMARKS: Upper Reynolds Lake is 87.5 Acres & Lower is 35.5 Acres & connect by boat. **Included:** Refrigerator, fireplace screens, grates & accessories, all window treatments, pier w/supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.